



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
PECFA BUREAU
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<http://www.commerce.state.wi.us>
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Jim Doyle, Governor
Cory L. Nettles, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. This bid is through a specified work scope. The site upon which bids are being solicited is:

Bid Round Number: 35
Comm Number: 53911-9766-00-A
BRRTS Number: 03-11-002129
Site Name: Elsing Oil Co
Site Address: 200 US Hwy 51 Arlington WI

Project Manager: Denise Nettlesheim
Project Manager address: 3911 Fish Hatchery Rd Fitchburg WI 53711
Project Manager phone: 608-275-3209
Project Manager e-mail address denise.nettesheim@dnr.state.wi.us

Bid Announcement Date	12/27/2004
Questions or requests for information must be submitted in writing and received by:	1/10/2005 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	1/28/2005
Bid End Date and Time:	2/11/2005 by Noon

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

Department of Natural Resources, 3911 Fish Hatchery Rd, Fitchburg WI

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

Kinkos-Madison, 654 W Washington Ave, Madison WI 53703

Phone: 608-255-6367

Fax: 608-255-8661

SECTION 2 – Site-Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The site currently is an active retail gas station and four underground storage tanks (USTs) and associated pump islands are present. Six above ground storage tanks (ASTs) and five USTs formerly occupied the site (two were abandoned in place). In January 1994, a catastrophic release of 3,000 gallons of gasoline from one of the 20,000 gallon ASTs occurred.

The site is underlain by variable layers of glacial till to 15 to 20 ft. below ground surface (bgs) where bedrock is encountered. The bedrock is primarily sandstone however there are discontinuous layers of siltstone, shale, and dolomite present in the sandstone. However, some boring logs are inconsistent and incomplete. Drilling conditions are difficult due to the varying competencies of the bedrock layers. There are discontinuous zones of perched water in the silty sandstone. The water table is present at approximately 85 ft. bgs. Perched water areas are present starting at 20 to 40 ft. bgs. There are also dry wells screened at the same depths as the perched layers. Screens in the monitoring wells range from 15 to 20 feet in length. Groundwater flow direction is generally towards the south. Groundwater movement is vertically downward from the perched layers to the water table. Hydraulic conductivity in the sandstone ranges from 2.7×10^{-5} to 6.1×10^{-4} cm/s.

Between 1994 and 2002, 21 monitoring wells were installed, six shallow (well depths 25 to 35 ft.); ten intermediate (well depths 45 to 76 ft.); four deep water table wells (well depths 90 to 95 ft.).

Free product has been documented in three on-site monitoring wells (MW-1A, MW-4, MW-8) that are screened in the perched water layers. A maximum thickness of eight feet has been measured in monitoring well MW-1A. Free product removal has consisted of the use of a recovery pump, hand bailing, and passive recovery canisters with approximately 40 gallons of product removed to date.

Contaminant levels are slowly increasing in water table monitoring wells.

The property is currently served by municipal water. The on-site private potable well was abandoned in 2003. There is a residential potable well located approximately 900 feet south of the site.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☒ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- ☒ Contamination within bedrock or within 1 meter of bedrock.
- ☒ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

The extent of soil contamination in the source area (location of former ASTs) needs to be defined.. Advance an appropriate number of borings to define the extent both horizontally and vertically. Continuous field screening must be performed and a minimum of two soil samples must be collected in each borehole and analyzed for PVOCs and naphthalene. The direct contact (0-4 ft. below ground surface) interval must be evaluated. Boring logs must be completed and borings must be appropriately abandoned. Prepare site maps that outline the extent of soil contamination both horizontally and vertically (cross-section). For purposes of the bid, advance a minimum of five borings to the bedrock surface, approximately 20 ft. bgs.

Monitoring wells MW-7 and MW-24 are damaged and must be properly abandoned and replaced (MW-7R and MW-24R). The replacement wells should be installed within ten feet of the original location of the wells. Both replacement wells should be constructed identical to the wells they are replacing. Both wells have 20 ft. screens, MW-7 is 35 ft. deep and MW-24 is 94 ft. deep.

Install two additional monitoring wells to continue to define the extent of groundwater contamination at the water table (regional sandstone aquifer). One well should be installed in the near monitoring well MW-102, across Hwy 60 south of the site. Install the other monitoring well to the south of MW-7 across Hwy 60 near monitoring well MW-101. It is likely that both hollow stem auger and air rotary drilling methods will be required. Boring logs, well construction diagrams, and well development forms must be completed for all newly constructed wells. Installation of wells must comply with ch. NR 141, Wis. Adm. Code.

Obtain and submit documentation that shows that the on-site potable was properly abandoned.

Conduct two quarterly rounds of groundwater sampling and analysis according to the following schedule. Analyze groundwater for petroleum volatile organic compounds (PVOCs) in all wells. For the two new monitoring wells, analyze for volatile organic compounds (VOCs) instead of PVOCs in the first sampling round.

Well	First round	Second round
All wells, including two replacement wells and two new monitoring wells	X	
Two new wells, MW-1A, MW-3, MW-4, MW-7R,		X

MW-8, MW-10, MW-20, MW-24R		
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Note: Monitoring wells MW-21, MW-26, and MW-102 are dry or often dry. (For purposes of the bid, assume wells are not dry). MW-23 cannot be sampled. Groundwater elevations must be measured in all monitoring wells, reported in tabular form, and water table groundwater flow diagrams prepared for each sampling round. Horizontal gradients must be calculated.

Any free product that is present must be passively removed while consultant is on site conducting site work. Document the presence of free product in the wells and tabulate the thickness measured and total free product removed.

The bid response shall include costs for disposal of all wastes from all activities conducted under this bid scope to include disposal of an existing drum of free product mixture.

Prepare a thorough and detailed Remedial Actions Options Report (RAOR) to address site remediation in accordance with ch. NR 722, Wis. Adm. Code. Site soils, geology and hydrogeology (i.e. perched water table), and the extent of free product complicate remedial options. All remedial action options alternatives must be thoroughly evaluated and sufficient detail must be included in the RAOR. Remedial action options evaluations must include the "Evaluation Criteria" in s. NR 722.07(4). An active engineered remediation system will be required, remediation by natural attenuation alone will not be an acceptable groundwater remedial strategy. Both soil and groundwater remedial measures will be required to reduce the contaminant mass including free product removal. The focus of the RAOR shall be remediation of the contaminant mass in the source area (free product at various depths in the perched layers). Active remediation of the regional aquifer is not a required element of the ROAR, nor is an evaluation of excavation volumes. Remedial alternatives evaluation should include but is not limited to soil vapor extraction, dual phase extraction, and active free product removal. Include specific design specifications, equipment considerations, locations, depths, discharge and/or treatment specifications, operational details, locations, waste treatment/disposal quantities (e.g., gallons), etc. (and the costs associated with each). Discuss specific design and technology limitations.

A pilot test must be performed in the perched siltstone/sandstone layers in the source area to ensure appropriate technology evaluation and design considerations. The pilot test must address the free product in the perched layers and must include a soil vapor extraction test and a groundwater extraction test. Install a minimum of one four-inch diameter extraction well in the source area between MW-1A and MW-8. This well must be installed to specifications that will allow it to also be used in the remediation phase of the cleanup, and installed to an appropriate depth based on the intervals that the screens of MW-1A, MW-4, and MW-8 intersect. In addition, utilize existing wells or install additional wells as needed for pilot test monitoring points to ensure a valid pilot test given the variability of the layers in the sandstone. Bidders shall assume MW-4 and MW-8 can not be used to monitor vacuum drawdown during the pilot test since historical water levels have been near or at the top of the well screens.

The lowest cost bidder will be asked to provide on short notice (fax or email) during the bid evaluation process, a diagram depicting the pilot test system design

details, depth(s) and location of additional well(s) and monitoring points, monitoring specifics, and disposal plans to be ultimately considered compliant.

Upon completion of the scope of work discussed above, submit the RAOR and also a report that documents the data results and the work activities completed in accordance with this bid to DNR (and send a copy to Commerce). Installation of the wells under this bid scope must commence within 30 days after a contract is signed with the responsible party and all activities under this bid scope of work must be completed within nine months following the date the contract is signed.

The DNR project manager will review the RAOR and the consulting firm that submitted the report will be required to respond to any comments from the project manager within 30 days and within the cost cap established through this bid round.

Bidders shall provide line item costs for all the activities listed above in the table provided on the 3rd Page of the Bid Response. If a completed 3rd page is not included with the Bid Response, the Bid Response will be determined to be non-responsive.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for a specified work scope.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving a specified work scope identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional control and notices as required under §NR 726 Wis. Admin. Code. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications – If Applicable:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure
Closure with a NR 140 exemption
Closure with GIS Registry*
Closure with deed notice*
Closure with deed restriction*
Closure with NR 720.19 soil standards

Performance based NR 720.19 closure
Closure with site-specific conditions
Closure under NR 726.07
Closure under Comm 46/NR 746
Mass reduction

* **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a

closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve a specified work scope, or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. If applicable, the closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding claim preparation costs, interest, and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Elsing Oil Co
COMMERCE NUMBER: 53911-9766-00
BRRTS NUMBER: 03-11-002129

Submit Bid To: Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone: () - _____
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____ Professional Engineer	_____ License #
_____ Professional Geologist	_____ License #
_____ Hydrologist	_____ License #
_____ Soil Scientist	_____ License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Elsing Oil Co
COMMERCE NUMBER: 53911-9766-00
BRRTS NUMBER: 03-11-002129

Consulting Firm phone number () ____-____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.* The pages of each Bid Response must be ***stapled*** together. No paper clips or spiral bindings please.

BID RESPONSE**(3rd Page)**

Department of Commerce PECFA Program

SITE NAME: Elsing Oil Company**COMMERCE NUMBER:** 53911-9766-00**BRRTS NUMBER:** 03-11-002129

Consulting Firm phone number () ____-____

A bid will be considered to be non-responsive if the bid response does not include separate tabulation of costs as indicated below.

Install five soil borings, abandon two damaged groundwater monitoring wells, and install two replacement and two new additional groundwater monitoring wells as specified	\$	
Conduct two rounds of groundwater sampling as specified	\$	
Install recovery well and monitoring point(s) for pilot test	\$	
Conduct pilot test and dispose of wastes	\$	
Prepare and submit ROAR and results of the other work listed above.	\$	
Total Bid Amount (sum) – also include on Page 1 of bid response	\$	